

Doc. #5019

MEMORANDUM

March 10, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: JOHN LEIGH, ASSISTANT DIRECTOR,
JAMES ENGLISH, DEPUTY DIRECTOR,
LAWRENCE BROPHY, SENIOR PLANNER,
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA
MASS. PROJECT R-55
TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL R-36

SUMMARY: MEMORANDUM REQUESTING TENTATIVE DESIGNATION OF PETER
AND ELIZABETH GOLDEN, 9 MONUMENT SQUARE, CHARLESTOWN
AS REDEVELOPER OF PARCEL R-36, 74 TREMONT STREET,
CHARLESTOWN, TO CONSTRUCT A SINGLE FAMILY HOME.

As you are aware, the Boston Redevelopment Authority authorized advertisement of Parcel R-36, 74 Tremont Street, a 3515 square foot parcel in Charlestown, on May 15, 1986. Subsequently, the Charlestown Neighborhood Council reviewed the Request for Proposals, held a public meeting and approved the format for all single family dispositions. Parcel R-36 was advertised in the Charlestown Patriot and the Boston Globe on October 2 and October 9, 1987. Two proposals were submitted by the deadline of October 30, 1987.

Authority staff have reviewed the proposals and found that Peter and Elizabeth Golden have submitted the proposal which best meets the Authority's requirements. Mr. & Mrs. Golden are life-long Charlestown residents and will be first time homeowners. They have submitted a proposal which is both financially sound and architectually pleasing. It should be noted that, as a matter of policy, the Charlestown Neighborhood Council does not make recommendations or take actions on dispositions involving less than four dwelling units, therefore no recommendation has been made by the Council.

Therefore, it is recommended that Peter and Elizabeth Golden, 9 Monument Square in Charlestown, be granted tentative designation as redeveloper of Parcel R-36, a 3515 square foot parcel located at 74 Tremont Street, in the Charlestown Urban Renewal area.

An appropriate resolution is attached:

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF PETER AND ELIZABETH GOLDEN
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55
PARCEL R-36

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Peter and Elizabeth Golden have expressed an interest in and have submitted a satisfactory proposal for the development of Parcel R-36 at 74 Tremont Street, Charlestown, in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Peter and Elizabeth Golden be and hereby are tentatively designated as Redevelopers of Parcel R-36 at 74 Tremont Street, in the Charlestown Urban Renewal/Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
 - (c) Submission within two hundred and seventy (270) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and

- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed development and occupancy schedule.
2. That disposal of Parcel R-36 by negotiation is the appropriate method of making the land available for redevelopment and that the Director of the Authority be, and hereby is, authorized to execute a Land Disposition Agreement.
 3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
 4. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.
 5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



R-36

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Peter G. Golden Jr. & Elizabeth H. Golden
 b. Address and ZIP Code of Redeveloper: 9 Monument Square, Charlestown, Mass 0212
 c. IRS Number of Redeveloper:

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

is Charlestown Urban Renewal Area R-36 74 Tremont Street
 (Name of Urban Renewal or Redevelopment Project Area)

is the City of Boston, State of Massachusetts
 is described as follows²

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has indicated below and is organized or operating under the laws of N/A

- ☐ A corporation.
☐ A nonprofit or charitable institution or corporation.
☐ A partnership known as
☐ A business association or a joint venture known as
☐ A Federal, State, or local government or instrumentality thereof.
☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of org N/A
 5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows N/A

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder own more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 who gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$88,200
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation.

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
---------------------------------------	---	-------------------------------------

N/A

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rental or sale price.

N/A

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices.

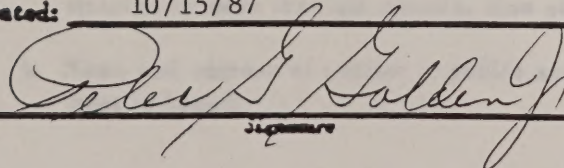
N/A

CERTIFICATION

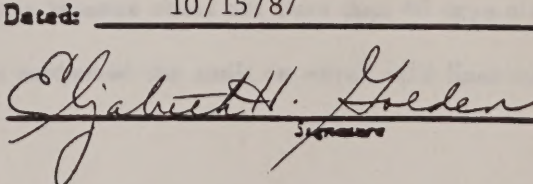
I (We), Peter G. Golden & Elizabeth H. Golden

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 10/15/87


Signature

Dated: 10/15/87


Signature

9 Monument Sq., Charlestown, Mass. 02129
Address and ZIP Code

9 Monument Sq., Charlestown, Mass. 02129
Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of its partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document the name to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any department or agency of the United States.

PART II

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do
Transmit to HUD Unless Requested or Item 3b is Answered "Yes.")

1. a. Name of Redeveloper: Peter G. Golden Jr. & Elizabeth H. Golden

b. Address and ZIP Code of Redeveloper: 9 Monument Sq., Charlestown, Mass. 02129

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Charlestown Urban Renewal Area R-36 74 Tremont Street

(Name of Urban Renewal or Redevelopment Project Area)

is in the City of Boston, State of Massachusetts
is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firms? ☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities including contingent liabilities, fully itemized in accordance with accepted accounting standards based on a proper audit. If the date of the certified financial statement precedes the date of this mission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

Bank of New England

Newworld Bank

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed work

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

Newworld Bank - Austin St. Charlestown

\$ 800.00

City of Boston Credit Union

8,700.00

Boston Firefighters Credit Union - Dorchester

4,000.00

U. S. Savings Bonds

1,700.00

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

None

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

\$

\$

7. Names and addresses of bank references:

Newworld Bank - Austin St., Charlestown 02129

Bank of New England - Main St., Charlestown, 02129

Either Credit Union listed above #6A

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members holders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper" been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☐ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

None

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended. Is the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a secretary, officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper participate in the development of the land as a construction contractor or builder:

N/A

- a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction development contract? ☐ YES ☐ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during three years: \$ _____.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

\$

DATE
COMPLETED

a. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE

\$

12. Brief statement respecting equipment, experience, financial capacity, and other resources available such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the experience of the contractor

N/A

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We): Peter G. Golden Jr. & Elizabeth H. Golden

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: 10/15/87

Peter G. Golden Jr.
Signature

Title

Dated: 10/15/87

Elizabeth H. Golden
Signature

Title

9 Monument Square, Charlestown, Mass. 02129

Address and ZIP Code

9 Monument Sq., Charlestown, Mass.

Address and ZIP Code 02129

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation or by an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, or for making or using the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Federal agency.

§ 40J. Disclosure statements of persons having beneficial interest in real property

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the deputy commissioner of capital planning and operation. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation.

A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital planning and operations disclosing beneficial interest in real property pursuant to this section, shall identify his/her position as part of the disclosure statement. The deputy commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The deputy commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

Added by St.1980, c. 579, § 12

1980 Amendment. St.1980, c. 579, § 12 was approved July 16, 1980, and by § 66 made effective July 1, 1981.

See, also, notes under § 39A of this chapter.

Library References

States — 49.

C.I.S. §§ 145, 149, 150.

DISCLOSURE STATEMENT CONCERNING BENEFICIAL INTEREST
REQUIRED BY SECTION 40J OF CHAPTER 7 OF THE GENERAL LAWS

- (1) Location: Charlestown Urban Renewal Area R-36 74 Tremont Street
- (2) Grantor or Lessor: Boston Redevelopment Authority
- (3) Grantee or Lessee: Peter G. Golden & Elizabeth H. Golden
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in the above listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 of the General Laws (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

Peter G. Golden Jr. 9 Monument Square, Charlestown, Mass. 02129

Elizabeth H. Golden 9 Monument Square, Charlestown, Mass. 02129

- (5) The undersigned also acknowledges and states that none of the above listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capitol Planning and Operations.

SIGNED under the penalties of perjury

Signed: Elizabeth H. Golden
Peter G. Golden Jr.

Date: 10/15/87

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for project.

1. Do any of the principals owe the City of Boston any monies for incurred estate taxes, rents, water and sewer charges or other indebtedness?

No

2. Are any the principals employed by the City of Boston? If so, in what capacity (Please include name of agency or department and position held in that agency or department). Peter G. Golden Jr. - Teacher-School Dept. - English High School
Elizabeth H. Golden - Head Clerk - Boston Fire Department

3. Have any of the principals previously owned any real estate? If so, when and what type of property?

No

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

No

5. Have any of the principals ever been convicted of any arson related crime currently under indictment for any such crimes?

No

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three years?

No

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

15th Day of October, 19 87

SIGNATURE:

Peter G. Golden Jr. *Elizabeth H. Golden*

ADDRESS: 9 Monument Square, Charlestown, Mass. 02129

CHARLESTOWN HOUSING PROFILE

In 1985, Charlestown's population was 16,092, up over 2,700 persons or 20 percent, since 1980. A small neighborhood, its population made up only 2.6 percent of the Boston total. The median age was 32.5 years, 3.7 years more than the city median. One out of six Charlestown residents were between the ages of 35 and 44 in 1985, compared to one out of eight city-wide.

The median household income of Charlestown residents in 1984 was \$22,700, somewhat above the city figure of \$19,250. One-fifth of all Charlestown households had incomes between \$30,000 and \$40,000 in 1984. Since 1979, Charlestown's median household income has risen in rank from eighth to fifth among the city's sixteen neighborhoods. Over 2,736 persons fell below the poverty level (\$10,611 for a family of four), resulting in a poverty rate of 17 percent.

Charlestown's housing stock numbered 6,767 dwellings in 1985, reflecting an eleven percent increase since 1980. Two-thirds of this net gain of 652 dwelling units occurred in structures of five or more units; nonetheless, only one-third of the neighborhood's total housing stock is to be found in these larger buildings. Charlestown's vacancy rate has declined as its population has grown, with gross vacancies falling from 14 percent to 10 percent between 1980 and 1985. The reclamation of vacant or boarded-up Boston Housing Authority units accounted for most of this improvement. The BHA has 1,149 family units in the 40-year-old Charlestown project and another 96 units (General Warren Apartments, 1972) for elderly persons on scattered sites. Even though 235 of these apartments were boarded up in 1985, the number of occupied units rose to 972 from 839 five years earlier.

Of all occupied housing, 64 percent was rented. The median gross rent (which includes heat and other energy costs) was \$320 in 1985. Rents rose by one-third since 1980, exactly matching the rate of consumer inflation over this period.

Charlestown Housing Stock

<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1985</u>
6,957	6,440	5,119	6,121	6,767

Number of dwelling units

Sources: U.S. Census of Population and Housing, 1950-1980

BRA Research, 1985

From 1979 through 1983, 23 small buildings (9 units or less) were converted into 132 condominium units. Conversions then accelerated in 1984 and 1985 as master deeds were filed for 65

DEVELOPER'S STATEMENT OF QUALIFICATIONS
AND FINANCIAL RESPONSIBILITY (FORM 2) (page 1 of 4)

1. Name and address of developer:
Peter G. Golden Jr. & Elizabeth H. Golden
9 Monument Square, Charlestown, Mass. 02129
2. Is the developer or any other member of the joint venture a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms.
YES: _____ NO: X
If yes, explain _____

3. a. The financial condition of the developer, as of _____
is as reflected in the attached financial statement.

Will be completed upon tentative designation.

NOTE: Attach to this statement a financial statement FOR EACH GENERAL PARTNER showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old. These statements will be held in strict confidence.

- b. Name and address of auditor or public accountant who performed audit on which said financial statement is based.
4. If funds for the development of the project are to be from sources other than the developer's own funds, please state the developer's plan for financing the acquisition and development of the project:

Newworld Bank

Bank of New England

5. Sources and amount of cash available to developer to meet up-front costs of the proposed undertaking:

- a. In banks:

<u>Name, address & zip code of bank</u>	<u>Amount</u>
Newworld Bank	\$ 800.00
City of Boston Credit Union	8,700.00
Boston Firefighters Credit Union	4,000.00
U.S. Savings Bonds	1,700.00

- b. By loans from affiliated or associated corporations of firms:
Name, address & zip code of source \$ Amount

- c. By sale of readily salable asset
Description Market Value Mortgage or liens
\$ \$

6. Name and addresses of bank references:

Newworld Bank
Bank of New England
City of Boston Credit Union
Boston Firefighters Credit Union

7. Has the developer or (if any) the corporation, or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

YES: _____ NO: X
If yes, give the date, place and under what name.

8. a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion:

None

- b. If the developer or any of the principals of the developer has ever been an employee in a supervisory capacity for a construction contractor or builder or undertaking comparable to the proposed development work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

9. If the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder: None

a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last ten years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

YES _____

NO _____

If yes, explain:

N/A

- c. Total amount of construction or development work performed by such contractor or builder during the last three years:

\$ _____ N/A

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

N/A

Identification of
Contract or Development
and Location

Amount
\$

Date to be
Completed

- e. Outstanding construction contract bids of such contractor or bidder:

N/A

Awarding Agency

Amount

Date opened

N/A

10. Brief statement respecting equipment, experience, financial capability, and other resources available to such contractor or builder for the performance of the work involved in the development of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

11. Statement and other evidence of the developer's qualifications and financial responsibility (other than the financial statement referred to in Item (3) are attached hereto and hereby made a part hereof as follows:

12. If the developer, any employee of the developer or any party holding a financial interest in the development is now a City of Boston employee or has been at any time in the year preceding this date, please list the person(s)'s name, position held, or financial interest in the development entity, City of Boston position, and if not currently employed by the City, the last date of City employment.

Peter G. Golden Jr. -- Teacher - School Dept. - English High
Elizabeth H. Golden - Head Clerk - Fire Dept., Fire Alarm Div.

13. List the address(es) of all other properties that the owner(s) or principals of the proposed project owns in the City of Boston:

None

CERTIFICATION

Peter G. Golden Jr.
I/We, Elizabeth H. Golden, certify that this Developer's
Statement of Qualifications and Financial Responsibility and the
attached evidence of the developer's qualifications and financial
responsibility, including financial statements, are true and correct
to the best of my/our knowledge and belief.

Dated October 15, 1987

Peter G. Golden Jr.
Signature

9 Monument Square

Charlestown, Mass. 02129

Address & Zip Code

Dated October 15, 1987

Elizabeth H. Golden
Signature

9 Monument Square

Charlestown, Mass. 02129

Address & Zip Code